

ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY 3453

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

93.195 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey 3453 and being all of the 93.206 acre tract conveyed to Therll W. Clagg by deed of record in Deed Book 3578, Page 70 and Official Record 4619 E10 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING, at the F.C.G.S. Monument Number 5543, marking an angle point in the centerline of Hayden Run Road. Said point also being the southwesterly corner of the 3.878 acre tract conveyed to the City of Hilliard by deed of record in Official Record 01759 117;

Thence North 76° 23' 07" West, a distance of 69.35 feet, with the centerline of Hayden Run Road, to a magnetic nail set in a line common to said 93.206 acre tract and the 2.19 acre tract conveyed to Steven L. Cordle by a deed of record in Official Record 28557 H20;

Thence North 68° 30' 16" East, a distance of 348.61 feet, with the southerly lines of said 2.19 acre tract and the 6.55 acre tract conveyed to Steven L. Cordle by a deed of record in Official Record 28557 H20, to a 2" iron pipe found at the southeasterly corner of said 6.55 acre tract;

Thence the following courses and distances with the line common to said 93.195 and 6.55 acre tract:

North 06° 06' 28" West, a distance of 602.10 feet, to an iron pin set;

South 83° 53' 32" West, a distance of 600.00 feet, to a 2" iron pipe found in the easterly line of the 18.193 acre tract conveyed to John G. Kramer by a deed of record in Official Record 04868 C02;

Thence the following courses and distances with the lines common to said 93.206 and 18.193 acre tracts:

North 06° 06' 28" West, a distance of 984.70 feet, to a 3/4" iron pipe found;

South 83° 10' 21" West, a distance of 627.25 feet, to a 3/4" iron pipe found in an easterly line of a 100.00 acre tract conveyed to Kermit C. Grener and Dorothy A. Grener by deed of record in Deed Book 898, Page 54.3;

Thence North 05° 45' 39" West, a distance of 1476.72 feet, with the line common to said 93.206 and 100.00 acre tracts, to a 1" iron pipe found in a southerly line of a 161.25 acre tract conveyed to Rings Farms Ltd. by a deed of record in Instrument Number 199901050002791;

Thence North 83° 22' 17" East, a distance of 882.80, with the line common to said 92.206 and 161.25 acre tracts, to a 2" iron pin found in the westerly right-of-way line of a Conrail Railroad property;

Thence South 39° 15' 59" East, a distance of 2652.59 feet, with the line common to said 93.206 acre tract and said Conrail Railroad property, to a magnetic nail set in the centerline of Avery Road;

Thence South 05° 27' 47" East, a distance of 118.68 feet, with the centerline of said Avery Road, to a magnetic nail set at a common corner of said 93.206 acre tract and the 1.003 acre tract conveyed to Dominion Homes, Inc. by a deed of record in Instrument Number 200307310239928;

Thence the following courses and distances with the lines common to said 92.206 and 1.003 acre tracts:

South 79° 23' 54" West, a distance of 291.13 feet, to a 3/4" iron pipe found;

South 05° 26' 06" East, a distance of 150.61 feet, to a 3/4" iron pipe found;

North 79° 23' 54" East, a distance of 291.20 feet, to a magnetic nail set in said centerline of Avery Road;

Thence South 05° 27' 47" East, a distance of 333.26 feet, with said centerline of Avery Road, to a railroad spike found at a common corner of said 93.206 and 3.878 acre tracts;

Thence South 69° 24' 19" West, a distance of 1424.71 feet, with the line common to said 93.206 and 3.878 acre tracts, to the POINT OF BEGINNING. Containing 93.195 acres, more or less, of which 0.33 acres lies within the existing right-of-way of Avery Road and 0.08 acres lies within the existing right-of-way of Hayden Run Road.

Schedule B Items from Title Commitment No. 03-146 issued by Stewart Title Guaranty Company with an effective date of March 24, 2003 at 7:00 A.M.

Item 2 30' Telephone Easement to The Ohio Telephone and Telegraph Company by deed of record in Deed Book 3017, Page 230 is located on the subject tract and is shown hereon.

Blanket Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1240, Page 423 is located on the subject tract but the exact location cannot be determined.

Blanket easement to Sinclair Refining Company by deed of record in Deed Book 1064, Page 332 is located on the subject tract but the exact location cannot be determined.

UTILITY STATEMENT:

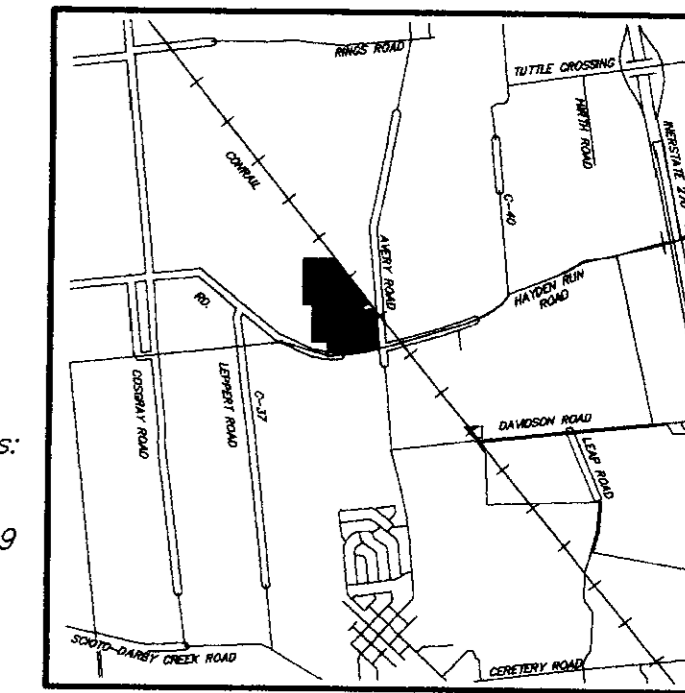
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

CERTIFICATION: Commitment No. 03-146

To: Therll W. Clagg, Dominion Homes, Inc., Stewart Title Guaranty Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 3, 4, & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

By: *James M. Pearsall* 6/24/04
Professional Surveyor No. 7840



LOCATION MAP
NOT TO SCALE

UTILITY LEGEND

- ⊕ = Utility Pole
- ⊖ = Power Pole
- ↗ = Landhook
- ⊙ = Telephone Marker Post
- ⊙ = Gas Marker Post
- ⊙ = Mail Box
- ⊙ = Curb Inlet
- ⊙ = Catch Basin
- ⊙ = Telephone Manhole
- = Fence
- UGT = Underground Telephone
- = Centerline
- R/W = Right of Way Line

- = STONE FND.
 - = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

Note:
Current zoning on the subject property is Residential (R).

Note:

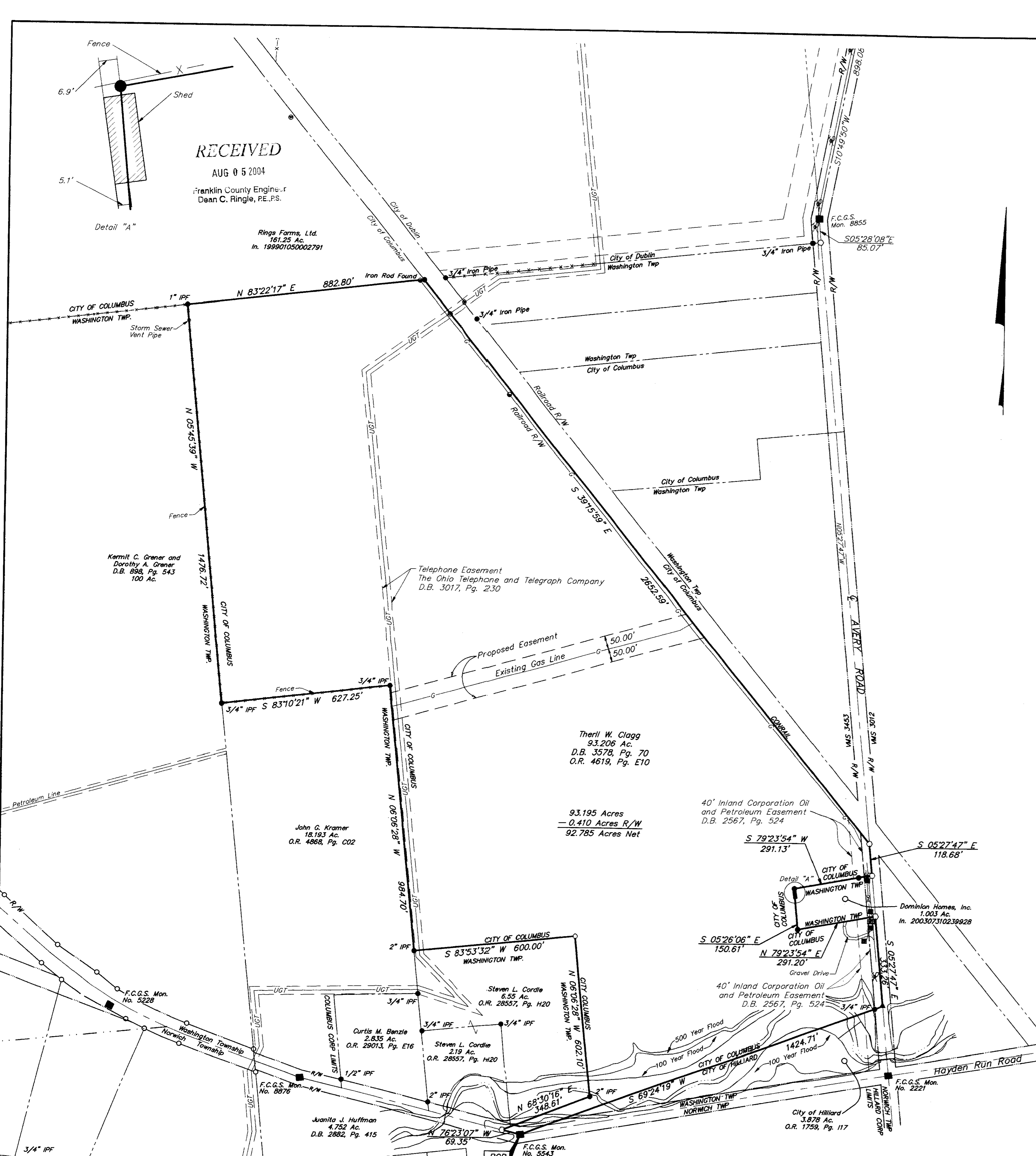
1. There was no visible evidence of current earth moving or building construction at the time of survey.
2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

RECEIVED

AUG 05 2004

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

EMHT INC. ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS		Date: June 21, 2004
EVANS, MECHWART, HAMILTON & TILTON, INC. 170 MELL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-9286		Scale: 1" = 200'
Job No: 2004-0980		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION



RECEIVED

AUG 05 2004

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Rings Farms Ltd.
161.25 Ac.
In. 199901050002791

Therll W. Clagg
93.206 Ac.
D.B. 3578, Pg. 70
O.R. 4619, Pg. E10

John G. Kramer
18.193 Ac.
O.R. 4868, Pg. C02

Steven L. Cordle
6.55 Ac.
O.R. 28557, Pg. H20

Curtie M. Benzle
2.835 Ac.
O.R. 29013, Pg. E16

Steven L. Cordle
2.19 Ac.
O.R. 28557, Pg. H20

Juanita J. Huffman
4.752 Ac.
D.B. 2882, Pg. 415

Dominion Homes, Inc.
1.003 Ac.
In. 200307310239928

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Telephone Easement
The Ohio Telephone and Telegraph Company
D.B. 3017, Pg. 230

Proposed Easement

Existing Gas Line

50.00'

50.00'

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Blanket Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1240, Page 423 is located on the subject tract but the exact location cannot be determined.

Blanket easement to Sinclair Refining Company by deed of record in Deed Book 1064, Page 332 is located on the subject tract but the exact location cannot be determined.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

CERTIFICATION: Commitment No. 03-146

To: Therll W. Clagg, Dominion Homes, Inc., Stewart Title Guaranty Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 3, 4, & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

By: *James M. Pearsall* 6/24/04
Professional Surveyor No. 7840

RECEIVED

AUG 05 2004

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Rings Farms Ltd.
161.25 Ac.
In. 199901050002791

Therll W. Clagg
93.206 Ac.
D.B. 3578, Pg. 70
O.R. 4619, Pg. E10

John G. Kramer
18.193 Ac.
O.R. 4868, Pg. C02

Steven L. Cordle
6.55 Ac.
O.R. 28557, Pg. H20

Curtie M. Benzle
2.835 Ac.
O.R. 29013, Pg. E16

Steven L. Cordle
2.19 Ac.
O.R. 28557, Pg. H20

Juanita J. Huffman
4.752 Ac.
D.B. 2882, Pg. 415

Dominion Homes, Inc.
1.003 Ac.
In. 200307310239928

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Telephone Easement
The Ohio Telephone and Telegraph Company
D.B. 3017, Pg. 230

Proposed Easement

Existing Gas Line

50.00'

50.00'

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Blanket Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1240, Page 423 is located on the subject tract but the exact location cannot be determined.

Blanket easement to Sinclair Refining Company by deed of record in Deed Book 1064, Page 332 is located on the subject tract but the exact location cannot be determined.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

CERTIFICATION: Commitment No. 03-146

To: Therll W. Clagg, Dominion Homes, Inc., Stewart Title Guaranty Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 3, 4, & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

By: *James M. Pearsall* 6/24/04
Professional Surveyor No. 7840

RECEIVED

AUG 05 2004

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Rings Farms Ltd.
161.25 Ac.
In. 199901050002791

Therll W. Clagg
93.206 Ac.
D.B. 3578, Pg. 70
O.R. 4619, Pg. E10

John G. Kramer
18.193 Ac.
O.R. 4868, Pg. C02

Steven L. Cordle
6.55 Ac.
O.R. 28557, Pg. H20

Curtie M. Benzle
2.835 Ac.
O.R. 29013, Pg. E16

Steven L. Cordle
2.19 Ac.
O.R. 28557, Pg. H20

Juanita J. Huffman
4.752 Ac.
D.B. 2882, Pg. 415

Dominion Homes, Inc.
1.003 Ac.
In. 200307310239928

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Telephone Easement
The Ohio Telephone and Telegraph Company
D.B. 3017, Pg. 230

Proposed Easement

Existing Gas Line

50.00'

50.00'

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Blanket Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1240, Page 423 is located on the subject tract but the exact location cannot be determined.

Blanket easement to Sinclair Refining Company by deed of record in Deed Book 1064, Page 332 is located on the subject tract but the exact location cannot be determined.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

CERTIFICATION: Commitment No. 03-146

To: Therll W. Clagg, Dominion Homes, Inc., Stewart Title Guaranty Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 3, 4, & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

By: *James M. Pearsall* 6/24/04
Professional Surveyor No. 7840

RECEIVED

AUG 05 2004

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Rings Farms Ltd.
161.25 Ac.
In. 199901050002791

Therll W. Clagg
93.206 Ac.
D.B. 3578, Pg. 70
O.R. 4619, Pg. E10

John G. Kramer
18.193 Ac.
O.R. 4868, Pg. C02

Steven L. Cordle
6.55 Ac.
O.R. 28557, Pg. H20

Curtie M. Benzle
2.835 Ac.
O.R. 29013, Pg. E16

Steven L. Cordle
2.19 Ac.
O.R. 28557, Pg. H20

Juanita J. Huffman
4.752 Ac.
D.B. 2882, Pg. 415

Dominion Homes, Inc.
1.003 Ac.
In. 200307310239928

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Telephone Easement
The Ohio Telephone and Telegraph Company
D.B. 3017, Pg. 230

Proposed Easement

Existing Gas Line

50.00'

50.00'

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Blanket Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1240, Page 423 is located on the subject tract but the exact location cannot be determined.

Blanket easement to Sinclair Refining Company by deed of record in Deed Book 1064, Page 332 is located on the subject tract but the exact location cannot be determined.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

CERTIFICATION: Commitment No. 03-146

To: Therll W. Clagg, Dominion Homes, Inc., Stewart Title Guaranty Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 3, 4, & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

By: *James M. Pearsall* 6/24/04
Professional Surveyor No. 7840

RECEIVED

AUG 05 2004

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Rings Farms Ltd.
161.25 Ac.
In. 199901050002791

Therll W. Clagg
93.206 Ac.
D.B. 3578, Pg. 70
O.R. 4619, Pg. E10

John G. Kramer
18.193 Ac.
O.R. 4868, Pg. C02

Steven L. Cordle
6.55 Ac.
O.R. 28557, Pg. H20

Curtie M. Benzle
2.835 Ac.
O.R. 29013, Pg. E16

Steven L. Cordle
2.19 Ac.
O.R. 28557, Pg. H20

Juanita J. Huffman
4.752 Ac.
D.B. 2882, Pg. 415

Dominion Homes, Inc.
1.003 Ac.
In. 200307310239928

40' Inland Corporation Oil and Petroleum Easement
D.B. 2567, Pg. 524

Telephone Easement
The Ohio Telephone and Telegraph Company
D.B. 3017, Pg. 230